



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-2587

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 4/12/2018

**Title:** ZONING CASE # Z2018090 (Council District 6): Ordinance amending the Zoning District Boundary from "C-2 CD" Commercial District with a Conditional Use for a Home Improvement Center and assigning zoning for property "OCL" Outside City Limits to "MF-33" Multi-Family District on 18.21 acres out of NCB 18296 and CB 4450, generally located northwest of the FM 1560 and FM 471 intersection. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Metes & Bounds, 5. Ordinance 2018-04-12-0278

Date	Ver.	Action By	Action	Result
4/12/2018	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Zoning Case Z2018090

**SUMMARY:**

**Current Zoning:** "C-2 CD" Commercial District with a Conditional Use for a Home Improvement Center and "OCL" Outside City Limits

**Requested Zoning:** "MF-33" Multi-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 20, 2018

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Falcon International Bank

**Applicant:** Pedcor Investments

**Representative:** Brown & Ortiz

**Location:** Generally located NW Corner of FM 1560 (Steubing Road) and FM 471 (Culebra Road)

**Legal Description:** 18.21 acres out of NCB 18296 and CB 4450

**Total Acreage:** 18.21

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** None.

**Applicable Agencies:** Planning Department, Texas Department of Transportation

**Property Details**

**Property History:** A portion of the subject property was annexed on December 31, 1986, established by Ordinance 64026. The other portion is undergoing a voluntary annexation simultaneously with the zoning application. The subject property was zoned “R-6” Residential Single-Family District which changed to the current “C-2 CD” Commercial District with a Conditional Use for a Home Improvement Center, established by Ordinance 101010, dated June 9, 2005.

**Topography:** A small portion of the subject property does fall within the 100 Year Flood Plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “OCL”

**Current Land Uses:** Vacant Lots

**Direction:** South

**Current Base Zoning:** “OCL”

**Current Land Uses:** Single -Family Residential

**Direction:** East

**Current Base Zoning:** “C-2” and “MF-33”

**Current Land Uses:** Retail, Apartment Homes

**Direction:** West

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Vacant

**Overlay and Special District Information:** None.

**Transportation**

**Thoroughfare:** Culebra Road

**Existing Character:** Primary Arterial A

**Proposed Changes:** None Known

**Thoroughfare:** Alamo Parkway

**Existing Character:** Primary Arterial A

**Proposed Changes:** None Known.

**Public Transit:** The nearest VIA bus route are #606 and #660 and they are not within walking distance of the

subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) Report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Multi-Family uses will generally require a minimum of 1.5 parking spaces and a maximum of 2 parking spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. "C-2" Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not within a Regional Center nor within a half mile of a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (9-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the West Sector Plan and is currently designated as "General Urban Tier". The request for "MF-33" base zoning district is consistent with the adopted future land use plan.

**2. Adverse Impacts on Neighboring Lands:**

Staff does not find a likely adverse impact on neighboring lands in relation to this zoning change because the request is consistent with the existing land use to the west of the subject property.

**3. Suitability as Presently Zoned:**

The current "C-2" base zoning district is appropriate for the subject property's location. The applicant's request for "MF-33" base zoning is also appropriate for the subject property's location as it will offer additional additional housing options to the area.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The rezoning request does not appear to conflict with any public policy objective as the request supports the West/Southwest Sector Plan goal of providing a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.

**6. Size of Tract:**

The subject property totals 18.21 acres in size, which should reasonably accommodate the uses permitted in “MF-33” Multi-Family District.

**7. Other Factors:**

This is a request for zoning for a voluntary annexation by the applicant for a portion of the property.